

## \$349,900 - 327 11074 Ellerslie Road, Edmonton

MLS® #E4444181

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,227 sqft

Condo / Townhouse on 0.00 Acres

Richford, Edmonton, AB

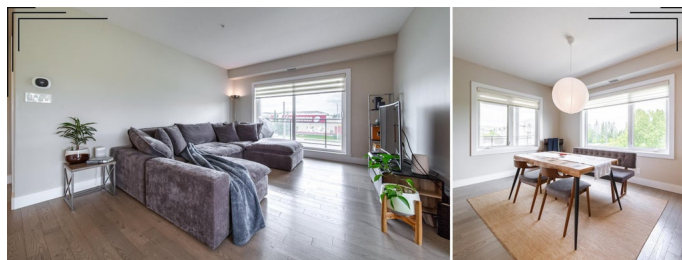
Welcome to Unit 327 at E'Scapes 2 in Richford—a stunning luxury end unit condo with a massive wraparound balcony overlooking green space! This bright, sun-filled home is loaded with windows and natural light throughout. Featuring 9'™ ceilings, hardwood floors, and a spacious open-concept layout, this 1,200+ sq.ft. 2 bed, 2 bath unit is perfect for stylish living. The gourmet kitchen boasts high-end timeless white cabinetry, quartz countertops, soft-close drawers & large island—perfect for cooking or entertaining. The king-sized primary suite includes a walk-in closet with custom organizers and a 3-pc ensuite with oversized tiled shower. The second bedroom is generously sized with another full 4-pc bath. Enjoy in-suite laundry, A/C, and 2 underground, heated titled parking stalls (one with storage cage). Amenities include a fitness centre, social room lounge w/kitchen & bar, guest suite & conference room. Steps to shopping, restaurants, transit & minutes to Henday & Calgary Trail. Luxury living starts here!

Built in 2017

### Essential Information

MLS® # E4444181

Price \$349,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 327 11074 Ellerslie Road |
| Area        | Edmonton                 |
| Subdivision | Richford                 |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6W 2C2                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio, Smart/Program. Thermostat, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2   |
| Parking        | Double Indoor, Heated, Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stucco  |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat   |
| Construction      | Wood, Metal, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 58              |
| Zoning         | Zone 55         |
| Condo Fee      | \$770           |

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Listing information last updated on August 22nd, 2025 at 1:17pm MDT